

In re:
Seaton Investments, LLC
Debtor

Case No. 24-12079-VZ
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0973-2
Date Rcvd: Dec 27, 2024

User: admin
Form ID: pdf042

Page 1 of 4
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 29, 2024:

Recip ID	Recipient Name and Address
db	+ Seaton Investments, LLC, 264 S Oakhurst Dr, Beverly Hills, CA 90212-3504

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 29, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 27, 2024 at the address(es) listed below:

Name	Email Address
Avi Edward Muhtar	on behalf of Interested Party Avi Muhtar amuhtar@crowndandstonelaw.com
Bruce D Poltrock	on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC bpoltrock@frandzel.com, achase@frandzel.com
Carol Chow	on behalf of Debtor Alan Gomperts Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Carol Chow	on behalf of Debtor Susan Halevy Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Carol Chow	on behalf of Debtor Daniel Halevy Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Christopher Cramer	on behalf of Interested Party Courtesy NEF secured@becket-lee.com

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Christopher Crowell	on behalf of Creditor Harvest Small Business Finance LLC ccrowell@hrhlaw.com
David B Shemano	on behalf of Creditor AIRE Ancient Baths Los Angeles LLC dshemano@shemanolaw.com
Derrick Talerico	on behalf of Debtor Broadway Avenue Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com
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Derrick Talerico	on behalf of Debtor Colyton Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com
Derrick Talerico	on behalf of Debtor Negev Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com
Derrick Talerico	on behalf of Debtor Seaton Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com
Garrick Vanderfin	on behalf of Creditor Korth Direct Mortgage Inc. gvanderfin@polsinelli.com zyoung@Polsinelli.com;ladocketing@polsinelli.com
Gerrick Warrington	on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC gwarrington@frandzel.com, achase@frandzel.com
Gerrick Warrington	on behalf of Creditor Archway Broadway Loan SPE LLC gwarrington@frandzel.com, achase@frandzel.com
Gerrick Warrington	on behalf of Creditor Archway real estate income fund gwarrington@frandzel.com achase@frandzel.com
Gerrick Warrington	on behalf of Creditor Archway Broadway Loan SPE LLC, fka Archway Real Estate Income Fund I REIT, LLC gwarrington@frandzel.com, achase@frandzel.com
Gerrick Warrington	on behalf of Plaintiff Archway Broadway Loan SPE LLC, a Delaware limited liability company gwarrington@frandzel.com, achase@frandzel.com
Jacqueline L James	on behalf of Interested Party Harvest Small Business Finance LLC jjames@hrhlaw.com
Jacqueline L James	on behalf of Creditor Harvest Small Business Finance LLC jjames@hrhlaw.com
Jacquelyn H Choi	on behalf of Creditor LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR jacquelyn.choi@rimonlaw.com docketingsupport@rimonlaw.com
Jennifer C Wong	on behalf of Interested Party Courtesy NEF bknotice@mccarthyholthus.com jwong@ecf.courtdrive.com
Jennifer C Wong	on behalf of Creditor Wells Fargo Bank N.A. bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com
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Lovee D Sarenas	on behalf of Creditor Urbanlime Real Estate lovee.sarenas@dinsmore.com wendy.yones@dinsmore.com
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Michael G Fletcher	on behalf of Creditor Archway real estate income fund mfletcher@frandzel.com sking@frandzel.com

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United States Trustee (LA)

ustpregion16.la.ecf@usdoj.gov

Zev Shechtman

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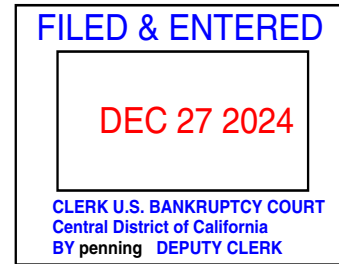
Zev Shechtman

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TOTAL: 62

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Attorneys for Secured Creditor
ARCHWAY BROADWAY LOAN SPE, LLC



CHANGES MADE BY COURT

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA -- LOS ANGELES DIVISION

In re
SEATON INVESTMENTS, LLC, *et al.*,

Debtors and Debtors-in-
Possession.

Lead Case No. 2:24-bk-12079-VZ
Jointly Administered with Case Nos.:
2:24-bk-12080-VZ; 2:24-bk-12081-VZ;
2:24-bk-12082-VZ; 2:24-bk-12091-VZ;
2:24-bk-12074-VZ; 2:24-bk-12075-VZ; and
2:24-bk-12076-VZ

Affects:

Chapter 11

- ☐ All Debtors
- ☐ Seaton Investments, LLC
- ☐ Colyton Investments, LLC
- ☐ Broadway Avenue Investments, LLC
- ☐ SLA Investments, LLC
- ☐ Negev Investments, LLC
- ☒ Alan Gomperts
- ☒ Daniel Halevy
- ☒ Susan Halevy

**ORDER APPROVING STIPULATION TO
GRANT ARCHWAY BROADWAY LOAN
SPE, LLC'S MOTION FOR RELIEF
FROM AUTOMATIC STAY TO
PROCEED IN NON-BANKRUPTCY
FORUM AND TO WITHDRAW
OBJECTION TO EMPLOYMENT OF
SAUL EWING LLP**

Hearing on Relief from Stay Motion:

Date: January 7, 2025
Time: 10:30 a.m.
Crtrm.: 1368

Hearing on Employment Application:

Date: January 9, 2025
Time: 10:00 a.m.
Crtrm.: 1368

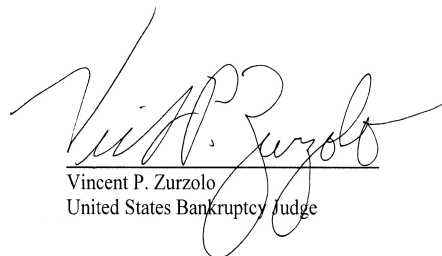
1 The Court considered the Stipulation (“Stipulation”) (Dkt. 379) between secured creditor,
2 Archway Broadway Loan SPE, LLC, a Delaware limited liability company, successor in interest
3 to Archway Real Estate Income Fund I REIT, LLC (“Archway”), on the one hand, and the jointly-
4 administered debtors, Seaton Investments, LLC (“Seaton”), Colyton Investments, LLC
5 (“Colyton”), Broadway Avenue Investments, LLC (“Broadway”), SLA Investments, LLC
6 (“SLA”), and Negev Investments, LLC (“Negev” and collectively with Seaton, Colyton,
7 Broadway and SLA, the “Corporate Debtors”) and Alan Gomperts (“Mr. Gomperts”), Daniel
8 Halevy (“Mr. Halevy”), and Susan Halevy (“Ms. Halevy” and collectively with Mr. Gomperts and
9 Mr. Halevy, the “Individual Debtors” and collectively with the Corporate Debtors, the “Debtors”),
10 on the other hand, and the record as a whole, and for good cause shown,

11 **IT IS ORDERED** as that the Stipulation is APPROVED as follows:

- 12 1. **The hearings on the MRAS** (defined terms are as defined in the Stipulation) is
13 vacated and the Court will enter the MRAS Order separately after Movant lodges
14 the order.
- 15 2. **The hearing on the Employment Motion remains on calendar for January 9,**
16 **2025 at 10:00 a.m.** with Archer’s Objection withdrawn.

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24 Date: December 27, 2024


Vincent P. Zurzolo
United States Bankruptcy Judge